

Village's role defined

With enough community support and local governmental approval, Aptos village could develop into a community focal point that embodies the best of the village's charm and tradition with a residential and commercial area.

On Thursday, Feb. 19, the Aptos Village Urban Design Committee will hold a public meeting on consultant Richard Peterson's design proposals.

The meeting is now scheduled

for 7:30 p.m. in Room 426 of Cabrillo College's social science building.

The committee was formed nine months ago by the county board of supervisors to work with a county-hired consultant. The consultant — Peterson — was chosen last fall.

Last Thursday, Peterson delivered a draft copy of the committee's report to the supervisors. Now the committee wants community reaction

before ending its work.

The report concentrates heavily on the significance the village can have in the future as the gateway to the Forest of Nisene Marks state park. It will also lie astride the Aptos Creek sea-mountain trail connecting Seaciff State Beach with Nisene Marks.

Additionally, he feels that the village should be developed as a combined commercial, office and residential area, heavily weigh-

ted towards pedestrian use and featuring a mix of housing.

But Peterson also feels that the county should update its Transportation Plan, and provide a peripheral road system and improve the existing roads and intersections.

"Approximately 60 acres are allocated to the development and maintenance of this node of activity — residential and commercial — including 10 acres in developed recreation

facilities," says Peterson.

"These recreation facilities involve Aptos Community Park, the possible establishment of sea-mountain trail information and center at the village entrance to the Forest of Nisene Marks, and future small park below the Sequel Drive ridge.

"Single family detached housing and unstructured recreation and leisure opportunities provided by woodland

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Green Sheet

and Cabrillo Times

Capitola, California, Thursday, February 12, 1976
Volume 7 — No. 7

24 Pages



Aptos village: can it become a

(Continued from page 1) units.

and riparian corridors adjacent to the village form the balance of activity in the village.

"The result," said Peterson, "is a potential village neighborhood of 2,500 to 3,000 people within easy walking distance of potential jobs, services and stores."

"Using these guidelines, the village could absorb roughly 25 per cent of the population growth projected for the Aptos area between now and 1990."

Peterson envisions a village centered around the Bayview hotel as the central commercial area, spreading southward across Soquel Drive and eastward across Trout Gulch Road into the existing limited commercial areas.

Around these areas in the available building sites would be mixtures or residential housing, including townhouses and garden apartments, two-family attached units, and townhouses.

Two large recreation areas

"While larger building units to 10,000 square feet are possible, they demand special review and consideration to ensure that a sense of small scale development is preserved."

Relating to the heritage theme and the desire for compactness, Peterson says contemporary interpretations of 1890's building styles are needed.

The architectural character of exterior wood walls, the designer says, should be either vertical board-on-board, vertical board and batt, vertical or horizontal resawn shiplap or tongue and groove siding, or horizontal bevel siding with corner boards.

"Inconsistent with desired character of the village would be concrete block, slump stone, adobe brick or Spanish roof tiles."

"The Mansard roof theme should be restricted to the Bayview Hotel. Stucco and cement plaster walls to not reflect the heritage character that is to be

ground," the report says. "This means oaks, pines and redwoods with the planting predominantly evergreen. Twenty-five per cent of a hillside area, however, should contain groups or masses of deciduous trees for a contrast in texture and color. These trees could be maple, liquid amber, California walnut, Modesto Ash or Chinese Pistache."

Lighting would be distinctive. Utility lines would be undergrounded and secondary lighting

built into building arcades would be encouraged.

Free-standing areas lighting should use high pressure sodium vapor lamps, which produce a yellowish, warm light as compared to the cold, bluish light produced by the less efficient mercury vapor lamps now used in Santa Cruz county. Light would be mounted on wooden poles and shielded to prevent "sky glow."

The sodium vapor lamp would be used in the Welsbach 19th

focal point of

century "Quaker" light suggested for special area lighting, with the incandescent light used in areas where less light is needed.

Peterson notes: "The Welsbach 'Quaker' luminaire was common in rural areas of the United States in the 1890's."

The village's rustic quality would be preserved with the use of natural wood materials for signs with indirect flood light or discreet interior illumination.

"Only in exceptional circumstances should more than one well executed sign be used to communicate the location and nature of a business. No sign, regardless of location, should be flashing, animation or otherwise have the appearance of movement," Peterson suggests. "Business locations in Aptos village do not necessitate signs above the cave line of the building."

With the state planning a

the community?

pedestrian link between the mountains and the sea, Peterson suggests strong ties between that trail and the pedestrian routes in the village.

"Pedestrian pathways should be designed for the pleasure of walking as well as to handle the means of moving from point to point. There should be benches for resting and watching. Care should be given to the texture and quality of pavement used and to the complementary use of planters, shrubs and trees as part of the pathway system."

Peterson suggests continued examination of the plan to link the Hopkins Road right-of-way with State Park Drive — the old Aptos bypass scheme. The state should be asked to extend the Hopkins right-of-way to Soquel Drive, implement the connection between Hopkins Road and Cathedral Drive.

Granite Way would be extended to Hopkins Road, forming the northern peripheral road outlining the village pedestrian core.

Soquel Drive, between Aptos Creek bridge and Trout Gulch Road; and Trout Gulch Road between Soquel Drive and Valencia Road would be improved, and where feasible, planted medians would be provided.

An off-street parking program for Aptos village would be implemented as part of a recommended county-wide off-street parking program for old or small commercial areas where cluster parking is difficult to achieve. Another area with the same recommendation is the Soquel Village.

The Soquel - Spreckels Drive intersection should be improved, with the possible relocation of the Aptos Creek railroad bridge abutment, and widening of the Soquel Drive bridge that would

include a five - eight foot widening for a bikeway - pedestrian walk.

A left turning lane on Soquel Drive at Trout Gulch Road should be implemented immediately — something that already has the committee's blessing; and consideration of installing a three way stop at the intersection for vehicular and pedestrian safety.

At an earlier meeting, Peterson presented three different strategies for getting the work done — all depending on various mixes of private and governmental activities.

Peterson now recommends, based on public interest, combining a policy of public initiative with one of strong private commitment.

For the public facility focal points, the community should determine the specific public uses and then actively promote the public purchase or acquisition.

Public improvements, Peterson says, should be used to attract specific desired private facilities and use, and then encourage private approaches to manage new and old development.

Those public facilities can be used to encourage a high level of architectural achievement in the village. Private interests can pool their resources to undertake development or reconstruction of major village areas.

Public acquisition of the unique riparian corridors, ravines and woodland areas is urged. The state should be encouraged to develop an information and interpretive center in Aptos village for the Forest of Nisene Marks and Seacliff state beach. This would reinforce the village's "gateway" function for Nisene Marks with private development in the vicinity of Hopkins Road.

The establishment and maintenance of a distinctive character for Aptos village depends on overall architectural quality and the relatedness of one building to another.

would be located on the west side of the village. One would lie astride the Hopkins Road entrance to Nisene Marks, and the second is the Aptos community park next to Aptos Creek, and north of Soquel Drive.

The physical form — or appearance — of the village is vital to its character, Peterson feels. "It is concerned with the preservation of the existing woodland and riparian corridors that give physical definition to the built portions of the village, as well as with the developed area of the village."

"The establishment and maintenance of a distinctive character for Aptos village," Peterson feels, "depends on overall architectural quality and the relatedness of one building to another."

"The heritage quality requires buildings of modest size — 300 to 800 square foot office units and 1,500 to 2,500 square foot retail

developed in the village," Peterson feels.

An extensive landscaping and street lighting program is called for in the report.

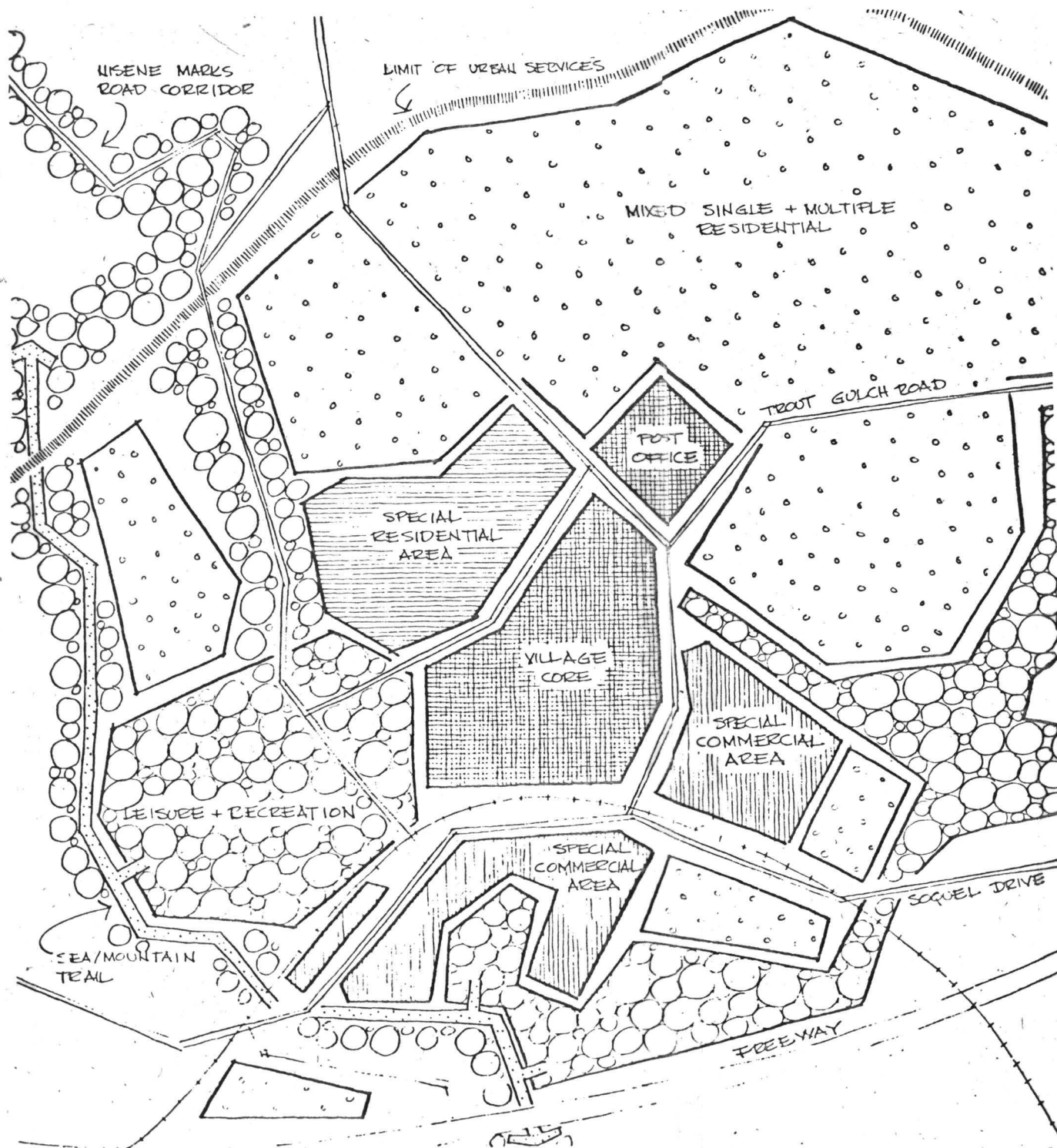
A mixture of new trees and the natural foliage, Peterson visualizes landscaping as tying the various portions of the village together.

Trees would provide a dominant theme.

"General planting guidelines in the village involve the careful use of ground cover and extensive use of shrubs. If a landscape theme is to be evident, commercial facilities should have 15 per cent of their sites devoted to landscape."

"In general, trees throughout the village should provide a canopy that is pleasant to walk under and light in character." Specific types of trees are suggested.

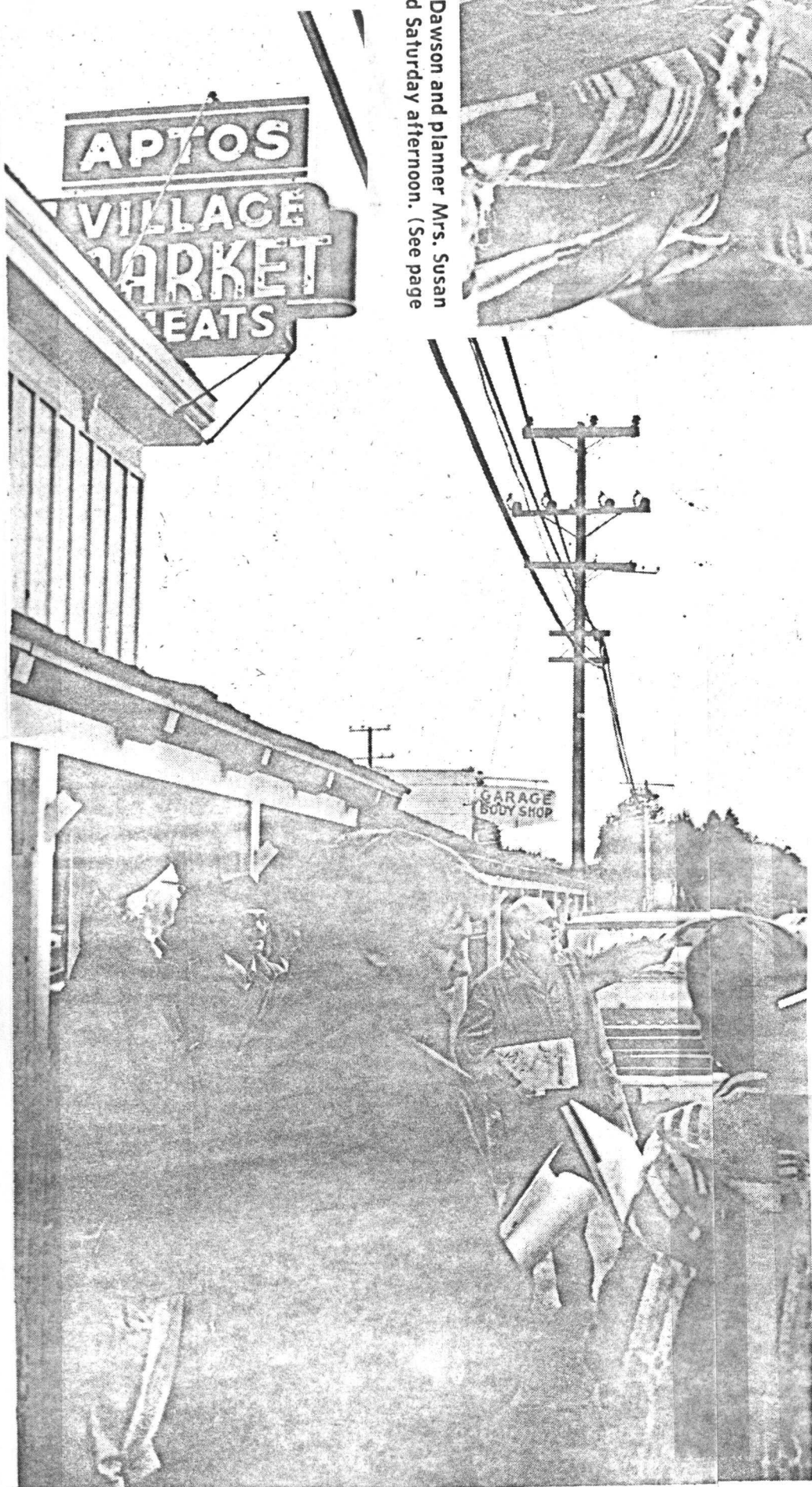
"Hillside planting guidelines around the village should defer to and favor the existing back-



Peterson's drawing suggests design for the village.



Consultant Richard Peterson, supervisor Dale Dawson and planner Mrs. Susan Blair take walk through Aptos village on a frigid Saturday afternoon. (See page 10)



Supervisor Dale Dawson was dressed for the elements.